

MOR-1**UNITED STATES BANKRUPTCY COURT**

CASE NAME: SWB RIVER SQUAER CENTER PARTNERS, LP
CASE NUMBER: 13-30009-H1-11
PROPOSED PLAN DATE: TBD

PETITION DATE: January 1, 2013
DISTRICT OF TEXAS: Southern
DIVISION: Houston

MONTHLY OPERATING REPORT SUMMARY FOR MONTH**JUNE****2013**

MONTH	1/31/2013	2/28/2013	3/31/2013	4/30/2013	5/31/2013	6/30/2013
REVENUES (MOR-6)	82,668.97	82,960.17	83,476.50	85,596.04	89,148.47	74,797.87
INCOME BEFORE INT. DEPREC./TAX (MOR-6)	79,516.14	44,562.13	62,391.52	-33,171.30	-10,274.19	20,603.19
NET INCOME (LOSS) (MOR-6)	79,516.14	44,562.13	62,391.52	-33,171.30	-10,274.19	20,603.19
PAYMENTS TO INSIDERS (MOR-9)	0.00	0.00	0.00	0.00	0.00	0.00
PAYMENTS TO PROFESSIONALS (MOR-9)	0.00	3,500.00	0.00	0.00	0.00	0.00
TOTAL DISBURSEMENTS (MOR-8)	3,152.83	38,398.34	21,084.98	118,767.34	99,422.66	54,194.64

The original of this document must be filed with the United States Bankruptcy Court and a copy must be sent to the United States Trustee

REQUIRED INSURANCE MAINTAINED AS OF SIGNATURE DATE		EXP. DATE
CASUALTY	YES () NO ()	___-___-___
LIABILITY	YES () NO ()	___-___-___
VEHICLE	YES () NO ()	___-___-___
WORKER'S	YES () NO ()	___-___-___
OTHER	YES () NO ()	___-___-___

Are all accounts receivable being collected within terms? ☒ Yes ☐ No
Are all post-petition liabilities, including taxes, being paid within terms? ☒ Yes ☐ No
Have any pre-petition liabilities been paid? Yes ☒ No
If so, describe _____
Are all funds received being deposited into DIP bank accounts? ☒ Yes ☐ No
Were any assets disposed of outside the normal course of business? Yes ☒ No
If so, describe _____
Are all U.S. Trustee Quarterly Fee Payments current? ☒ Yes ☐ No
What is the status of your Plan of Reorganization? FILED - DISCUSSIONS ONGOING

ATTORNEY NAME: Johni Patterson
FIRM NAME: Walker & Patterson
ADDRESS: 4815 Dacoma
PO Box 61301
CITY, STATE, ZIP: Houston, TX 77208
TELEPHONE/FAX: 713-956-5577

I certify under penalty of perjury that the following complete
Monthly Operating Report (MOR), consisting of MOR-1 through
MOR-9 plus attachments, is true and correct.

SIGNED X Steven Prevost TITLE: CFO
(ORIGINAL SIGNATURE)
STEVEN PREVOST 7-20-13
(PRINT NAME OF SIGNATORY) DATE

Revised 07/01/98

MOR-1

CASE NAME: SWB RIVER SQUAER CENTER PARTNERS, LP

CASE NUMBER: 13-30009-H1-11

COMPARATIVE BALANCE SHEETS

ASSETS	1/1/2013	1/31/2013	2/28/2013	3/31/2013	4/30/2013	5/31/2013	6/30/2013
CURRENT ASSETS							
Cash	1,000.00	82,215.76	126,777.89	189,169.41	155,998.11	145,723.92	166,327.15
Accounts Receivable, Net	4,145.17	4,145.17	4,143.17	4,143.17	4,143.17	4,305.17	4,698.38
Inventory: Lower of Cost or Market	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Expenses	6,117.21	6,117.21	6,117.21	6,117.21	6,117.21	6,117.21	6,117.21
Escrows Held by Lender	224,519.17	224,519.17	224,519.17	224,519.17	224,519.17	224,519.17	224,519.17
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL CURRENT ASSETS	235,781.55	316,997.31	361,557.44	423,948.96	390,777.66	380,665.47	401,661.91
PROPERTY, PLANT & EQUIP. @ COST	8,000,000.00	8,000,000.00	8,000,000.00	8,000,000.00	8,000,000.00	8,000,000.00	8,000,000.00
Less Accumulated Depreciation							
NET BOOK VALUE OF PP & E	8,000,000.00	8,000,000.00	8,000,000.00	8,000,000.00	8,000,000.00	8,000,000.00	8,000,000.00
OTHER ASSETS							
1. Tax Deposits	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2. Investments in Subsidiaries	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3. Utility Deposits	650.00	650.00	650.00	650.00	650.00	650.00	650.00
4.							
TOTAL ASSETS	\$8,236,431.55	\$8,317,647.31	\$8,362,207.44	\$8,424,598.96	\$8,391,427.66	\$8,381,315.47	\$8,402,311.91

* Per Schedules and Statement of Affairs

MOR-2

0.00

0.00

0.00

0.00

0.00

0.00

0.00

CASE NAME: SWB RIVER SQUAER CENTER PARTNERS, LP
CASE NUMBER: 13-30009-H1-11

COMPARATIVE BALANCE SHEETS

LIABILITIES & OWNER'S EQUITY	1/1/2013	1/31/2013	2/28/2013	3/31/2013	4/30/2013	5/31/2013	6/30/2013
LIABILITIES							
POST-PETITION LIABILITIES(MOR-4)	0.00	1,133.46	19,988.42	14,195.10	24,753.46	19,355.60	21,773.07
PRE-PETITION LIABILITIES							
Notes Payable - Secured	6,429,368.00	6,429,368.00	6,429,368.00	6,429,368.00	6,429,368.00	6,429,368.00	6,429,368.00
Priority Debt (prop taxes)	149,556.00	149,556.00	149,556.00	149,556.00	149,556.00	149,556.00	149,556.00
Federal Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FICA/Withholding	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unsecured Debt	249,523.96	252,146.72	252,146.72	252,146.72	252,146.72	252,146.72	252,146.72
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PRE-PETITION LIABILITIES	6,828,447.96	6,831,070.72	6,831,070.72	6,831,070.72	6,831,070.72	6,831,070.72	6,831,070.72
TOTAL LIABILITIES	6,828,447.96	6,832,204.18	6,851,059.14	6,845,265.82	6,855,824.18	6,850,426.32	6,852,843.79
OWNER'S EQUITY (DEFICIT)							
PREFERRED STOCK	0.00	0.00	0.00	0.00	0.00	0.00	0.00
COMMON STOCK	1.00	1.00	1.00	1.00	1.00	1.00	1.00
ADDITIONAL PAID-IN CAPITAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RETAINED EARNINGS: Filing Date	1,407,982.59	1,405,925.99	1,387,069.03	1,392,862.35	1,382,303.99	1,387,863.85	1,385,839.63
RETAINED EARNINGS: Post Filing Date	0.00	79,516.14	124,078.27	186,469.79	153,298.49	143,024.30	163,627.49
TOTAL OWNER'S EQUITY (NET WORTH)	1,407,983.59	1,485,443.13	1,511,148.30	1,579,333.14	1,535,603.48	1,530,889.15	1,549,468.12
TOTAL LIABILITIES & OWNERS EQUITY	\$8,236,431.55	\$8,317,647.31	\$8,362,207.44	\$8,424,598.96	\$8,391,427.66	\$8,381,315.47	\$8,402,311.91

* Per Schedules and Statement of Affairs

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0.00 0.00 0.00 0.00 0.00 0.00 0.00

CASE NAME: SWB RIVER SQUAER CENTER PARTNERS, LP
CASE NUMBER: 13-30009-H1-11

SCHEDULE OF POST-PETITION LIABILITIES

	1/31/2013	2/28/2013	3/31/2013	4/30/2013	5/31/2013	6/30/2013
TRADE ACCOUNTS PAYABLE	1,133.46	9,885.11	1,174.35	8,815.25	499.97	0.00
TAX PAYABLE						
Federal Payroll Taxes	0.00	0.00	0.00	0.00	0.00	0.00
State Payroll Taxes	0.00	0.00	0.00	0.00	0.00	0.00
Ad Valorem Taxes	0.00	0.00	0.00	0.00	0.00	0.00
Other Taxes	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL TAXES PAYABLE	0.00	0.00	0.00	0.00	0.00	0.00
SECURED DEBT POST-PETITION	0.00	0.00	0.00	0.00	0.00	0.00
ACCRUED INTEREST PAYABLE	0.00	0.00	0.00	0.00	0.00	0.00
ACCRUED PROFESSIONAL FEES*	0.00	0.00	0.00	0.00	0.00	0.00
OTHER ACCRUED LIABILITIES						
1. Property Taxes Penalty & Interest		10,103.31	13,020.75	15,938.21	18,855.63	21,773.07
2.						
3.						
TOTAL POST-PETITION LIABILITIES (MOR-3)	\$1,133.46	\$19,988.42	\$14,195.10	\$24,753.46	\$19,355.60	\$21,773.07

*Payment requires Court Approval

MOR-4

CASE NAME: SWB RIVER SQUAER CENTER PARTNERS, LP
CASE NUMBER: 13-30009-H1-11

AGING OF POST-PETITION LIABILITIES
MONTH 6/30/2013

DAYS	TOTAL	TRADE ACCOUNTS	FEDERAL TAXES	STATE TAXES	Property Taxes OTHER TAXES	MONTH
0-30	2,917.44	0.00			2,917.44	
31-60	2,917.44	0.00			2,917.44	
61-90	2,917.44	0.00			2,917.44	
91+	13,020.75	0.00			13,020.75	
TOTAL	\$21,773.07	\$0.00	\$0.00	\$0.00	\$21,773.07	\$0.00

AGING OF ACCOUNTS RECEIVABLE

4/30/2013		RENTS	OTHER			
0-30 DAYS	555.21	555.21	0.00			
31-60 DAYS	0.00	0.00	0.00			
61-90 DAYS	0.00	0.00	0.00			
91+ DAYS	4,143.17	0.00	4,143.17			
TOTAL	\$4,698.38	\$555.21	\$4,143.17	\$0.00	\$0.00	\$0.00

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CASE NAME: SWB RIVER SQUAER CENTER PARTNERS, LP

CASE NUMBER: 13-30009-H1-11

STATEMENT OF INCOME (LOSS)

	MONTH 1/31/2013	MONTH 2/28/2013	MONTH 3/31/2013	MONTH 4/30/2013	MONTH 5/31/2013	MONTH 6/30/2013	FILING TO DATE
REVENUES (MOR-1)	82,668.97	82,960.17	83,476.50	85,596.04	89,148.47	74,797.87	498,648.02
TOTAL COST OF REVENUES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GROSS PROFIT	82,668.97	82,960.17	83,476.50	85,596.04	89,148.47	74,797.87	498,648.02
OPERATING EXPENSES:							
Selling & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General & Administrative	3,152.83	34,888.04	21,084.98	115,267.34	98,772.66	54,194.68	327,360.53
Insiders Compensation	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	0.00	3,500.00	0.00	3,500.00	650.00	0.00	7,650.00
Other	0.00	10.00	0.00	0.00	0.00	0.00	10.00
TOTAL OPERATING EXPENSES	3,152.83	38,398.04	21,084.98	118,767.34	99,422.66	54,194.68	335,020.53
INCOME BEFORE INT. DEPR/TAX (MOR-1)	79,516.14	44,562.13	62,391.52	-33,171.30	-10,274.19	20,603.19	163,627.49
INTEREST EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEPRECIATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OTHER (INCOME) EXPENSE*	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OTHER ITEMS**	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INT, DEPR & OTHER ITEMS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET INCOME BEFORE TAXES	79,516.14	44,562.13	62,391.52	-33,171.30	-10,274.19	20,603.19	163,627.49
FEDERAL INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET INCOME (LOSS) (MOR-1)	\$79,516.14	\$44,562.13	\$62,391.52	(\$33,171.30)	(\$10,274.19)	\$20,603.19	\$163,627.49

Accrual Accounting Required, Otherwise Footnote with Explanation.

* Footnote Mandatory.

** Unusual and/or infrequent item(s) outside the ordinary course of business requires footnote.

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Revised 07/01/98

CASE NAME: SWB RIVER SQUAER CENTER PARTNERS, LP

CASE NUMBER: 13-30009-H1-11

CASH RECEIPTS AND DISBURSEMENTS	1/31/2013	2/28/2013	3/31/2013	4/30/2013	5/31/2013	6/30/2013	FILING TO DATE
1. CASH-BEGINNING OF MONTH	\$2,698.92	\$82,216.06	\$126,777.89	\$189,169.41	\$155,998.11	\$145,723.92	\$2,698.92
RECEIPTS:							
2. CASH SALES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3. COLLECTION OF ACCOUNTS RECEIVABLE	82,669.97	82,960.17	83,476.50	85,892.57	89,148.47	74,797.87	498,945.55
4. LOANS & ADVANCES (attach list)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5. SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6. OTHER (attach list)	0.00	0.00	0.00	-296.53	0.00	0.00	-296.53
TOTAL RECEIPTS**	82,669.97	82,960.17	83,476.50	85,596.04	89,148.47	74,797.87	498,649.02
(Withdrawal) Contribution by Individual Debtor MFR-2*	0.00	0.00	0.00				0.00
DISBURSEMENTS:							
7. NET PAYROLL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8. PAYROLL TAXES PAID	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9. SALES, USE & OTHER TAXES PAID	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10. SECURED/RENTAL/LEASES	0.00	0.00	0.00	98,691.00	65,794.00	32,897.00	197,382.00
11. UTILITIES & TELEPHONE	0.00	1,730.91	9,546.60	8,928.66	23,478.04	12,855.97	56,540.18
12. INSURANCE	0.00	26,259.00	0.00	0.00	0.00	0.00	26,259.00
13. INVENTORY PURCHASES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14. BANK FEES	0.00	0.00	0.00	30.00	55.00	30.00	115.00
15. MANAGEMENT SERVICES	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00
16. REPAIRS, MAINTENANCE & SUPPLIES	436.56	4,398.43	9,038.38	5,117.68	6,945.62	4,204.33	30,141.00
17. ADMINISTRATIVE & SELLING	216.27	10.00	0.00	0.00	0.00	1,707.34	1,933.61
18. OTHER (attach list)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL DISBURSEMENTS FROM OPERATIONS	3,152.83	34,898.34	21,084.98	115,267.34	98,772.66	54,194.64	327,370.79
19. PROFESSIONAL FEES	0.00	3,500.00	0.00	3,500.00	0.00	0.00	7,000.00
20. U.S. TRUSTEE FEES	0.00	0.00	0.00	0.00	650.00	0.00	650.00
21. OTHER REORGANIZATION EXPENSES (attach list)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL DISBURSEMENTS**	3,152.83	38,398.34	21,084.98	118,767.34	99,422.66	54,194.64	335,020.79
22. NET CASH FLOW	79,517.14	44,561.83	62,391.52	-33,171.30	-10,274.19	20,603.23	163,628.23
23. CASH - END OF MONTH (MOR-2)	\$82,216.06	\$126,777.89	\$189,169.41	\$155,998.11	\$145,723.92	\$166,327.15	\$166,327.15

* Applies to Individual debtors only

**Numbers for the current month should balance (match)

Revised 07/01/98

MOR-7

RECEIPTS and CHECKS/OTHER DISBURSEMENTS lines on MOR-8

6. Other - To correct miscoding error of deposit to cash from 3/13/13. Reported as income/receipt on March MOR-7.

CASE NAME: SWB RIVER SQUAER CENTER PARTNERS, LP
CASE NUMBER: 13-30009-H1-11

CASH ACCOUNT RECONCILIATION
MONTH OF 6/30/2013

BANK NAME	Wells Fargo	Wells Fargo			
ACCOUNT NUMBER	#9856908794	#2296956572			
ACCOUNT TYPE	D.I.P. OPERATING	OPERATING		OTHER FUNDS	TOTAL
BANK BALANCE	171,121.75	0.00			\$171,121.75
DEPOSITS IN TRANSIT	0.00	0.00			\$0.00
OUTSTANDING CHECKS	4,794.64	0.00			\$4,794.64
ADJUSTED BANK BALANCE	\$166,327.11	\$0.00	\$0.00	\$0.00	\$166,327.11
BEGINNING CASH - PER BOOKS	145,723.92	0.00			\$145,723.92
RECEIPTS*	74,797.87	0.00			\$74,797.87
TRANSFERS BETWEEN ACCOUNTS	0.00	0.00			\$0.00
(WITHDRAWAL) OR CONTRIBUTION BY INDIVIDUAL DEBTOR MFR-2	0.00	0.00			\$0.00
CHECKS/OTHER DISBURSEMENTS*	54,194.68	0.00			\$54,194.68
ENDING CASH - PER BOOKS	\$166,327.11	\$0.00	\$0.00	\$0.00	\$166,327.11

MOR-8

*Numbers should balance (match) TOTAL RECEIPTS and
TOTAL DISBURSEMENTS lines on MOR-7

Revised 07/01/98

CASE NAME: SWB RIVER SQUAER CENTER PARTNERS, LP
CASE NUMBER: 13-30009-H1-11

PAYMENTS TO INSIDERS AND PROFESSIONALS

Of the total disbursements shown for the month, list the amount paid to insiders (as defined in Section 101(31)(A)-(F) of the U.S. Bankruptcy Code) and the professionals. Also, for insiders, identify the type of compensation paid (e.g., salary, commission, bonus, etc.) (Attach additional pages as necessary).

INSIDERS: NAME/COMP TYPE	2/28/2013	3/31/2013	4/30/2013	5/31/2013	6/30/2013	MONTH
1.	0.00	0.00	0.00	0.00	0.00	
2.						
3.						
4.						
5.						
6.						
TOTAL INSIDERS (MOR-1)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

PROFESSIONALS	2/28/2013	3/31/2013	4/30/2013	5/31/2013	6/30/2013	MONTH
1. Property Analysts Inc. (Appraiser)	3,500.00	0.00	0.00	0.00	0.00	
2.						
3.						
4.						
5.						
6.						
TOTAL PROFESSIONALS (MOR-1)	\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

MOR-9

Revised 07/01/98

Printed: 07/09/13

SUMMARY OWNER STATEMENT
The Cromwell Company
Prepared for Owner: S W B River Square Center Partners, Lp
June 2013

Page 1

	June 2013	Year To Date
Beginning Cash Balance	\$ (51,848.06)	
Receipts:		
Property Income	\$ 83,496.97	\$ 498,639.02
Total Receipts	\$ 83,496.97	\$ 498,639.02
Disbursements:		
Expenses Paid	\$ 21,297.68	\$ 137,578.53
Non-Operating Expenses	\$ 32,897.00	\$ 197,382.00
Disbursements to Owner	\$ 0.00	\$ 8,602.03
Total Disbursements	\$ 54,194.68	\$ 343,562.56
Other Cash Adjustments	\$ 0.00	
Ending Cash Balance	\$ (22,545.77)	

SWB River Square Center Partners, LP

Cash Transactions

Type	Date	Num	Name	Amount	Balance	Receipts	Utilities	Mgt Svs	Repair/Maint	Insurance	Mortgage	Appraisal	US Trustee
Bal Forward	05/31/2013		BALANCE FORWARD		145,723.92								
					145,723.92								
	06/04/2013		Deposit	10,653.65 x	156,377.57	10,653.65							
	06/05/2013	1085	Cromwell Mgt	-2,743.58 x	153,634.01			-2,500.00	-243.58				
	06/05/2013	1086	Lawns Ltd	-499.97 x	153,134.04				-499.97				
	06/05/2013	1087	Therrell Alarm Protection Svs	-59.54 x	153,074.50				-59.54				
	06/06/2013		Deposit	34,431.06 x	187,505.56	34,431.06							
	06/10/2013		Deposit	24,702.91 x	212,208.47	24,702.91							
	06/13/2013		Deposit	1,519.00 x	213,727.47	1,519.00							
	06/13/2013	1088	AT&T	-95.23 x	213,632.24		-95.23						
		1089	Atmos Energy	-189.60 x	213,442.64		-189.60						
		1090	Central TX Security & Fire	-216.50 x	213,226.14				-216.50				
		1091	City of Waco	-714.08 x	212,512.06		-714.08						
		1092	Cromwell Mgt	-61.70 x	212,450.36				-61.70				
	06/18/2013		Deposit	3,491.25 x	215,941.61	3,491.25							
	06/27/2013	EFT	Champion Energy	-10,581.43 x	205,360.18		-10,581.43						
	06/27/2013	EFT	Wells Fargo Mortgage	-32,897.00 x	172,463.18						-32,897.00		
	06/27/2013		Wire Transfer Charge	-30.00 x	172,433.18				-30.00				
	06/27/2013	1093	A-1 Fire & Safety Equipment	-213.25 x	172,219.93				-213.25				
		1094	Baker's Filter Service	-254.10	171,965.83				-254.10				
		1095	Cromwell Mgt	-778.83 x	171,187.00				-778.83				
		1096	Jacobs Cathey Co.	-276.04	170,910.96				-276.04				
		1097	M&M Services	-73.14 x	170,837.82				-73.14				
		1098	T&G Chemical & Supply	-372.22	170,465.60				-372.22				
		1099	Alarm Center, Inc.	-37.83 x	170,427.77				-37.83				
		1100	All Around Maintenance	-638.68	169,789.09				-638.68				
		1101	City of Waco	-1,275.63	168,513.46		-1,275.63						
		1102	Cromwell Mgt	-208.38 x	168,305.08				-208.38				
		1103	Mattox Terrell & Assoc.	-1,707.34	166,597.74			-1,707.34					
		1104	Parsons Commercial Roofing	-270.63	166,327.11				-270.63				
			Bank Service Charge		166,327.11				0.00				
					166,327.11								
				<u>20,603.19</u>	<u>166,327.11</u>	<u>74,797.87</u>	<u>-12,855.97</u>	<u>-4,207.34</u>	<u>-4,234.37</u>	<u>0.00</u>	<u>-32,897.00</u>	<u>0.00</u>	<u>0.00</u>
													0.00
			Net Activity - May		20,603.19 ✓			Outstanding Checks:	-254.10				
			Less: Deposits		-74,797.87 ✓				-276.04				
									-372.22				
			Add: Utilities	12,855.97					-638.68				
			Add: Mgt Svs	4,207.34					-1,275.63				
			Add: Maintenance	4,234.37					-1,707.34				
			Add Insurance	0.00					-270.63				
			Mortgage	32,897.00					-4,794.64 ✓				
			Operational Disbursements	54,194.68	54,194.68 ✓								
			Appraisal	0.00	0.00								
			US Trustee	0.00	0.00								
			Foot		0.00								

SWB River Square DIP

7/9/2013 12:48 PM

Register: Wells Fargo DIP

From 06/01/2013 through 06/30/2013

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
06/04/2013			-split-	Deposit		X	10,653.65	156,377.57
06/05/2013	1085	Cromwell Management Co. LP	Accounts Payable		2,743.56	X		153,634.01
06/05/2013	1086	Lawns Ltd.	Accounts Payable		499.97	X		153,134.04
06/05/2013	1087	Therrell Alarm Protection Se...	Accounts Payable		59.54	X		153,074.50
06/06/2013			-split-	Deposit		X	34,431.06	187,505.56
06/10/2013			Undeposited Funds	Deposit		X	24,702.91	212,208.47
06/13/2013			Undeposited Funds	Deposit		X	1,519.00	213,727.47
06/13/2013	1088	AT&T	Accounts Payable		95.23	X		213,632.24
06/13/2013	1089	Atmos Energy	Accounts Payable		189.60	X		213,442.64
06/13/2013	1090	Central Texas Security & Fir...	Accounts Payable		216.50	X		213,226.14
06/13/2013	1091	City of Waco	Accounts Payable		714.08	X		212,512.06
06/13/2013	1092	Cromwell Management Co. LP	Accounts Payable		61.70	X		212,450.36
06/18/2013			Undeposited Funds	Deposit		X	3,491.25	215,941.61
06/27/2013		Champion Energy Services, ...	Accounts Payable		10,581.43	X		205,360.18
06/27/2013		Wells Fargo Bank N A	Accounts Payable	Conf #130627 069219	32,897.00	X		172,463.18
06/27/2013	1093	A-1 Fire and Safety Equipme...	Accounts Payable		213.25	X		172,249.93
06/27/2013	1094	Baker's Filter Service	Accounts Payable		254.10			171,995.83
06/27/2013	1095	Cromwell Management Co. LP	Accounts Payable		778.83	X		171,217.00
06/27/2013	1096	Jacobs Cathey Co.	Accounts Payable		276.04			170,940.96
06/27/2013	1097	M & M Services	Accounts Payable		73.14	X		170,867.82
06/27/2013	1098	T & G Chemical & Supply Co.	Accounts Payable		372.22			170,495.60
06/27/2013	1099	Alarm Center, Inc.	Accounts Payable		37.83	X		170,457.77
06/27/2013	1100	All Around Maintenance	Accounts Payable		638.68			169,819.09
06/27/2013	1101	City of Waco	Accounts Payable		1,275.63			168,543.46
06/27/2013	1102	Cromwell Management Co. LP	Accounts Payable		208.38	X		168,335.08
06/27/2013	1103	Mattox, Terrell & Associates...	Accounts Payable		1,707.34			166,627.74
06/27/2013	1104	Parsons Commercial Roofing	Accounts Payable		270.63			166,357.11
06/30/2013			Bank Service Charges	Service Charge	30.00	X		166,327.11

Business Checking

Account number: **9856908794** ■ June 1, 2013 - June 30, 2013 ■ Page 1 of 4

**WELLS
FARGO**

SWB OF RIVER SQUARE CENTER PARTNERS
DEBTOR IN POSSESSION
CH11 CASE 13-30009 (STX)
13131 DAIRY ASHFORD RD STE 175
SUGAR LAND TX 77478-4531

Questions?

Available by phone 24 hours a day, 7 days a week:

1-800-CALL-WELLS (1-800-225-5935)

TTY: 1-800-877-4833

En español: 1-877-337-7454

Online: wellsfargo.com/biz

Write: Wells Fargo Bank, N.A. (808)

Post Office Box 266000

Dallas, TX 75326

Your Business and Wells Fargo

The Wells Fargo Business Insight Resource Center offers free access to business information and advice through videos, articles, podcasts and other resources. This site offers objective information from industry experts and best practices from real business owners. Topics include cash flow management, how to build and apply for credit, commercial real estate financing, marketing, and more. Visit the site at wellsfargobusinessinsights.com.

Account options

A check mark in the box indicates you have these convenient services with your account. Go to wellsfargo.com/biz or call the number above if you have questions or if you would like to add new services.

Business Online Banking ☒
Online Statements ☒
Business Bill Pay ☒
Business Spending Report ☒
Overdraft Protection ☐

Activity summary

Beginning balance on 6/1	\$154,578.67
Deposits/Credits	74,797.87
Withdrawals/Debits	- 58,254.79
Ending balance on 6/30	\$171,121.75
 Average ledger balance this period	 \$193,847.29

Account number: **9856908794**

**SWB OF RIVER SQUARE CENTER PARTNERS
DEBTOR IN POSSESSION
CH11 CASE 13-30009 (STX)**

Texas/Arkansas account terms and conditions apply

For Direct Deposit and Automatic Payments use

Routing Number (RTN): 111900659

For Wire Transfers use

Routing Number (RTN): 121000248

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo store.

Account number: 9856908794 ■ June 1, 2013 - June 30, 2013 ■ Page 2 of 4

WELLS
FARGO

Transaction history

Date	Check Number	Description	Deposits/ Credits	Withdrawals/ Debits	Ending daily balance
6/3		Champion Champ Debt 130531 1110040220 Swb River Square Gp L	8375.55	5,846.25	
6/3		Champion Champ Debt 130531 1110040221 Swb River Square Gp L		2,529.30	
6/3	1076	Check		95.20	146,107.92
6/4		Deposit	10,653.65 ✓		
6/4	1083	Check		129.90	156,631.67
6/6		Deposit	34,431.06 ✓		
6/6	1085	Check		2,743.56 ✓	188,319.17
6/7	1087	Check		59.54 ✓	188,259.63
6/10	1086	Check		499.97 ✓	187,759.66
6/12		Deposit	24,702.91 ✓		212,462.57
6/14		Deposit	1,519.00 ✓		
6/14	1080	Check		254.10	213,727.47
6/17	1091	Check		714.08 ✓	213,013.39
6/18		Deposit	3,491.25 ✓		
6/18	1090	Check		216.50 ✓	
6/18	1092	Check		61.70 ✓	216,226.44
6/19	1089	Check		189.60 ✓	
6/19	1088	Check		95.23 ✓	215,941.61
6/27		Wire Trans Svc Charge - Sequence: 130627069219 Srl# Trn#130627069219 Rfb#		30.00 ✓	
6/27		WT Seq#69219 Wells Fargo Bank N.A. /Bnl= Srl# Trn#130627069219 Rfb#		32,897.00 ✓	
6/27	1095	Check		778.83 ✓	
6/27	1102	Check		208.38 ✓	182,027.40
6/28		Champion Champ Debt 130627 1110040220 Swb River Square Gp L	10,501.43 ✓	7,623.44	
6/28		Champion Champ Debt 130627 1110040221 Swb River Square Gp L		2,957.99	
6/28	1093	Check		213.25 ✓	
6/28	1097	Check		73.14 ✓	
6/28	1099	Check		37.83 ✓	171,121.75
Ending balance on 6/30					171,121.75
Totals			\$74,797.87	\$58,254.79	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

Summary of checks written (checks listed are also displayed in the preceding Transaction history)

Number	Date	Amount	Number	Date	Amount	Number	Date	Amount
1076	6/3	95.20	1088	6/19	95.23	1093	6/28	213.25
1080 *	6/14	254.10	1089	6/19	189.60	1095 *	6/27	778.83
1083 *	6/4	129.90	1090	6/18	216.50	1097 *	6/28	73.14
1085 *	6/6	2,743.56	1091	6/17	714.08	1099 *	6/28	37.83
1086	6/10	499.97	1092	6/18	61.70	1102 *	6/27	208.38
1087	6/7	59.54						

* Gap in check sequence.

Monthly service fee summary

For a complete list of fees and detailed account information, please see the Wells Fargo Fee and Information Schedule and Account Agreement applicable to your account or talk to a banker. Go to wellsfargo.com/feefaq to find answers to common questions about the monthly service fee on your account.

Printed: 07/09/13

RENT ROLL
June 2013
The Cromwell Company

Page 1

Unit # Address	Unit Status	Tenant Name	Tenant Status Sq. Ft	Lease Expires	Tenant Rec Chgs Deposit Held	Charges MTD Pymts MTD	Last Payment Balance Due
PROPERTY: 1 -- River Square Center							
1-100 215 S. 2nd#100	Occupied	The Olive Branch	Current 4410	04/30/15	5,970.00 0.00	5,970.00 6,132.00	06/05/13 0.00
1-101 215 Mary St.#101	Occupied	Barby Williams	Current 0		0.00 0.00	0.00 0.00	0.00
1-102 215 Mary St.,	Occupied	Trojan Cork And Keg	Current 1500	08/31/16	3,000.00 5,000.00	3,000.00 3,000.00	06/05/13 0.00
1-104 215 S. 2nd St.#104	Occupied	Barby Williams	Current 6760	05/31/16	4,551.27 0.00	4,551.27 3,987.96	06/05/13 564.21
1-213 213 Mary Avenue,	Occupied	Shops At River Square	Current 30000	12/31/14	24,702.91 0.00	24,702.91 24,702.91	06/10/13 0.00
1-217 6440 N. Central ExpresswaySte. 205	Occupied	Diamond Backs	Current 12800	04/30/14	4,972.30 0.00	4,972.30 4,972.30	06/05/13 0.00
1-219 6440 N. Central ExpresswaySte. 205	Occupied	Gratzianos - Combined...	Current 0	04/30/14	4,620.00 0.00	4,620.00 4,620.00	06/05/13 0.00
1-221 6440 N. Central ExpresswaySte. 205	Occupied	Cricket's Of Waco	Current 10386	10/31/14	9,652.30 0.00	9,652.30 9,652.30	06/05/13 0.00
1-301 215 Mary St.#301	Occupied	CFWW	Current 3325	09/30/13	3,491.25 3,491.25	3,491.25 3,491.25	06/17/13 0.00
1-302 215 S. 2nd St.Suite 302	Occupied	Discovery Healthcare ...	Current 2352	09/30/14	2,940.00 3,175.20	2,940.00 2,940.00	06/01/13 0.00
1-303 215 Mary St.#303	Occupied	Discovery Healthcare ...	Current 2352	10/31/15	3,037.50 3,037.50	3,037.50 3,037.50	06/01/13 0.00
1-304 215 Mary St.#304	Occupied	Unger & Associates Inv...	Current 1530	07/31/14	2,080.00 2,000.00	2,080.00 2,080.00	06/03/13 0.00
1-305 215 Mary St.,	Occupied	Lockwood, Andrews &...	Current 2016	08/31/12	2,721.60 675.00	2,721.60 2,721.60	06/01/13 0.00
1-306 215 Mary St.#306	Vacant		1531		0.00 0.00	0.00 0.00	0.00
1-307 215 Mary St.#307	Occupied	The Scott Riddle Agency	Current 1350	09/30/14	1,825.00 1,755.00	1,825.00 1,825.00	06/01/13 0.00
1-308 215 Mary St.#308	Occupied	Stiba And Beene Weal...	Current 1879	09/30/13	2,536.65 0.00	2,536.65 2,536.65	06/05/13 0.00
1-309 215 Mary St.#309	Occupied	Gage Telecom, Llc	Current 1530	10/31/14	2,065.50 2,065.50	2,065.50 2,066.50	06/05/13 -9.00
1-310 215 Mary St.#310	Occupied	The Nelson Law Firm	Current 1125	MTM	1,519.00 1,761.00	1,519.00 1,519.00	06/12/13 0.00

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RENT ROLL
 June 2013
 The Cromwell Company

Page 2

Unit # Address	Unit Status	Tenant Name	Tenant Status Sq. Ft	Lease Expires	Tenant Rec Chgs Deposit Held	Charges MTD Pymts MTD	Last Payment Balance Due
1-311 215 Mary St.#311	Occupied	Self Directed Ira Service...	Current 3120	12/31/14	4,212.00 0.00	4,212.00 4,212.00	06/04/13 0.00
1-312 215 Mary St#312	Vacant		633		0.00 0.00	0.00 0.00	0.00
TOTAL OF 20 RECORD(S) FOR PROPERTY# 1			88599		83,897.28 22,960.45	83,897.28 83,496.97	555.21
TOTAL FOR ALL PROPERTIES			88599		83,897.28 22,960.45	83,897.28 83,496.97	555.21

Property Taxes	12/31/12	1/31/13	2/28/13	3/31/13	4/30/13	5/31/13	6/30/13
Parcel: 215 S. 2nd Street	116,472.57	116,472.57	124,376.00	126,658.21	128,940.42	131,222.63	133,504.84
Parcel: 217 Mary Ave	32,419.49	32,419.49	34,619.37	35,254.60	35,889.85	36,525.10	37,160.35
Total	148,892.06	148,892.06	158,995.37	161,912.81	164,830.27	167,747.73	170,665.19
Add'l P&I Due	0.00	0.00	10,103.31	2,917.44	2,917.46	2,917.46	2,917.46
Reported on Sch F	-149,556.00						
Variance	-663.94						